



**GRASSROOTS**  
REALTY GROUP

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**324 New Brighton Place SE**  
**Calgary, Alberta**

**MLS # A2237131**



**\$649,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,943 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot, Close to Clubhouse, Cul-De-Sac		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Quartz Counters, See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this beautifully updated home located in the vibrant and family-friendly community of New Brighton! Thoughtfully renovated throughout, this property features brand-new quartz kitchen countertops, stylish lighting fixtures, fresh paint, new carpeting, and a new refrigerator, offering a bright and modern living space that's move-in ready. The home boasts three generously sized bedrooms, including a spacious primary suite with a large walk-in closet, & a huge Bonus Room, perfect for your growing needs. The open-concept main floor is ideal for both entertaining and everyday family life. Additional recent upgrades include a new roof installed in 2021, adding long-term value and peace of mind. Situated in a prime location, you're just a short walk to the New Brighton Clubhouse and local schools, with easy access to public transportation, Deerfoot Trail, and Stoney Trail. You'll love being minutes away from the South Health Campus, the amenities of Mahogany, 130th Avenue shopping area, and even a nearby dog off-leash park—everything you need is right at your fingertips! Don't miss out on this opportunity to own a beautifully renovated home in one of Calgary's most convenient and connected neighborhoods. Schedule your private showing today!